

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0018 – System Control Center

P.C DATE: September 8, 2009

September 22, 2009

ADDRESS: 2500 Montopolis Drive

OWNER/APPLICANT: City of Austin – Austin Energy (Lena Lund)

AGENT: City of Austin – Austin Energy (Lena Lund)

ZONING FROM: LI-NP **TO:** P-CO-NP

AREA: 12.343 acres (537,661 sq. ft.)

SUMMARY STAFF RECOMMENDATION: Staff recommends P-NP (Public/Neighborhood Plan) district zoning. A traffic impact analysis was waived for this case because the zoning case has been initiated by the City of Austin. A conditional overlay on the property will prohibit specific Public uses on the property (see below):

PLANNING COMMISSION RECOMMENDATION: 9/22/09 – The Planning Commission approved the staff recommendation of P-CO-NP on consent; (9-0).

DEPARTMENT COMMENTS: This property currently consists of a portion of the Tokyo Electron Industrial campus. The tract in question was purchased by Austin Energy for conversion into a Control Center that will organize and house administrative, programming, planning, engineering and other services for Austin Energy and the City of Austin.

Through negotiation with the East Riverside/Oltorf Planning Contact Team and neighborhood association, Austin Energy has agreed to limit the following uses on the property:

Residential Uses

- Single-Family Residential

Commercial Uses

- Agricultural Sales & Services
- Art Galley
- Art Workshop
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Construction Sales and Services
- Convenience Storage
- Drop-Off Recycling Collection Facility
- Equipment Repair Services
- Equipment Sales
- Exterminating Services

- Food Preparation
- Food Sales
- Funeral Services
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Liquor Sales
- Marina
- Medical Offices – exceeding 5000 sq. ft. gross floor area
- Medical Offices – not exceeding 5000 sq. ft. gross floor area
- Monument Retail Sales
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Personal Improvement Services
- Personal Services
- Printing and Publishing
- Recreational Equipment Maintenance & Storage.
- Recreational Equipment Sales
- Research Warehousing Services
- Restaurant (General)
- Restaurant (Limited)
- Scrap and Salvage
- Stables
- Theater
- Veterinary Services

Industrial Uses

- Basic Industry
- Custom Manufacturing
- Light Manufacturing
- Resource Extraction

Civic Uses

- Aviation Facilities
- Camp
- Cemetery
- Club or Lodge
- College and University Facilities
- Community Recreations (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Detention Facilities
- Family Home
- Group Home, Class I (General)

- Group Home, Class I (Limited)
- Group Homes, Class II
- Guidance Services
- Hospital Services (General)
- Hospital Services (Limited)
- Military Installations
- Postal Facilities
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Education Facilities
- Railroad Facilities
- Residential Treatment

Staff agrees with the prohibited uses as proposed by the East Riverside/Oltorf Neighborhood Association and recommends that they be included as prohibited in the conditional overlay.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-NP	Industrial
<i>North</i>	GR-MU-CO-NP	Undeveloped,
<i>South</i>	MI-NP/P-NP	Industrial / Electric Substation
<i>East</i>	CS-NP/MF-3-NP	Commercial / Multi-family
<i>West</i>	LI-NP	Industrial

NEIGHBORHOOD PLAN: East Riverside/Oltorf Combined Neighborhood Plan

TIA: Waived

WATERSHED: Country Club East

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Crossing Garden Homeowners Association
 East Riverside/Oltorf Neighborhood Planning Contact Team
 East Riverside/Oltorf Neighborhood Association
 Montopolis Area Neighborhood Alliance
 Monaco Homeowners Association
 Southeast Austin Trails and Greenbelt Alliance
 Terrell Lane Interceptor Association
 Southeast Austin Neighborhood Alliance
 Southeast Coalition
 Austin Parks Foundation
 Montopolis Neighborhood Association
 Barton Springs/Edwards Aquifer Conservation District

Riverside Farms Road Neighborhood Association

SCHOOLS:

Allison Elementary School

Martin Middle School

Eastside Memorial Green Tech High School

Travis High School

CASE HISTORIES

NUMBER	REQUEST	YEAR	COMMISSION	COUNCIL
NPA-2009-0021.01	Industrial to Civic	2009	Pending	Pending
C8-96-0219.OA	Subdivision	1997	Approved 3/4/97 (7-0 consent)	N/A
SP-95-01300C	Site Plan –Tokyo Electron	1997	Approved & Released 3/4/97	N/A

BASIS FOR RECOMMENDATION

1. Zoning should allow for reasonable use of the property.

The recommended zoning will allow the property to transition from a Light Industrial use to a restricted Public zoning that will be owned and operated by the City of Austin.

2. Adequate public facilities and services should be in place or be funded and programmed to serve the uses allowed by the rezoning.

The recommended zoning will allow for a public facility to provide necessary support for the City of Austin utility infrastructure.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Country Club East Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Montopolis Drive	130'	2@24'	Arterial (MAD 4)	15030 (COA, 11/18/2003)
Grove Boulevard	90'	2@20'	Arterial (MAD 4)	Not Available

No additional right-of-way is needed at this time.

The traffic impact analysis for this site was waived because this is a zoning case initiated by the City of Austin.

There are existing sidewalks along west right-of-way lines of Montopolis Drive and Grove Boulevard.

Montopolis Drive is classified in the Bicycle Plan as a Priority 1 bike route, and Grove Boulevard is classified in the Bicycle Plan as a Priority 2 bike route.

Capital Metro bus service (route no. 331) is available along Montopolis Drive and Grove Boulevard.

Site Plan:

Any development within 540 feet of single family zoning or use will be subject to compatibility standards under Section 25-2-1051.

Any development which occurs in the P, public zoning district and is over an acre will require a conditional use permit.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

CITY COUNCIL DATE: October 15, 2009

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

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